



## **CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

### **2020 NON-COMPETITIVE 4% TCAC APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS FEDERAL CREDIT WITH TAX-EXEMPT BONDS, INCLUDING STATE CREDITS (\$500M /Farmworker) (ATTACHMENT 40 FOR CDLAC-TCAC JOINT APPLICATION)**

April 17, 2020 Version

#### **II. APPLICATION - SECTION 1: TCAC APPLICANT STATEMENT AND CERTIFICATION**

**TCAC APPLICANT:** Villa Del Sol Apartments, LP

**PROJECT NAME:** Villa Del Sol Apartments

#### **PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION**

Check Only

The undersigned TCAC Applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$1,178,846 annual Federal Credits  
                     total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

Election to sell ("certificate") state credits: No By selecting "Yes" or "No" in the box immediately before, I hereby make an election to sell ("certificate") or not sell all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). I further certify that the applicant is a non-profit entity, and that the state credit price will not be less than eighty (80) cents per dollar of credit. I acknowledge that if I elect to sell ("certificate") all or any portion of the state credit, I may, only once, revoke an election to sell at any time before CTCAC issues the Form(s) 3521A for the project.

I agree it is my responsibility to provide TCAC with the original complete application as well as such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I certify that the numbers describing project cost, development budget, financing amounts, operating subsidies, unit mix and targeting, and all related application documents are the same as those provided in applications submitted to CDLAC, CalHFA, and HCD, as applicable. I certify that any applications, revisions, or updates provided to TCAC, CDLAC, CalHFA, or HCD will be provided to all other of these state agencies providing financing, tax credits, or subsidies to the project.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: updated development timetable under regulation section 10326(j)(4), and the time the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I certify that I have read and understand the provisions of Sections 10322(a) through (h) related to application filing deadlines, forms, incomplete applications, and application changes.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit program.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that the Low-Income Housing Tax Credit program is not an entitlement program and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that an award of federal or state Tax Credits does not guarantee that the project will qualify for Tax Credits. Both federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal or State Tax Credits, I will be required to enter into a regulatory contract that will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief.

I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. The project will at least maintain the installed energy efficiency and sustainability features' quality when replacing systems and materials. When requesting a threshold basis increase for a prevailing wage requirement, if the project is subject to state prevailing wages, I certify that contractors and subcontractors will comply with California Labor Code Section 1725.5. When requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date.

In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion.

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and any other actions that TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Code Section 50199.10, and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at

\_\_\_\_\_, California.

By \_\_\_\_\_  
(Original Signature)

\_\_\_\_\_  
(Typed or printed name)

\_\_\_\_\_  
(Title)

Local Jurisdiction:

City Manager:

Title:

Mailing Address:

City:

Zip Code:

City of Los Angeles, Los Angeles Housing Department

Timothy Elliott, Community Housing Program Manager

City Manager

1200 West 7th Street, 8th floor

Los Angeles

90017

Phone Number: (213) 808-8596 Ext.

FAX Number:

E-mail: timothy.elliott@lacity.org

\* For City Manager, please refer to the following the website below:  
<http://www.treasurer.ca.gov/ctcac/2018/lra/contact.pdf>

## II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

### A. Application Type

Application type: Preliminary Reservation

Joint Application? CDLAC-TCAC Joint Application (submitting concurrent)

Prior application was submitted but not selected? No

If yes, enter application number: TCAC # CA -        -       

Has credit previously been awarded? Yes

If re-applying and returning credit, enter the current application number: TCAC # CA -        -       

Is this project a Re-syndication of a current TCAC project? Yes

If a Resyndication Project, complete the **Resyndication Projects** section below.

### B. Project Information

Project Name: Villa Del Sol Apartments

Site Address: 9158 Telfair Avenue

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Los Angeles County: Los Angeles

Zip Code: 91352 Census Tract: 1212.22

Assessor's Parcel Number(s): 2631-002-030

Project is located in a DDA: No \*Federal Congressional District: 29

Project is located in a Qualified Census Tract: Yes \*State Assembly District: 39

Project is a Scattered Site Project: No \*State Senate District: 18

Project is **Rural** as defined by TCAC Regulation Section 10302(kk) No

\*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map>

<http://findyourrep.legislature.ca.gov/>

### C. Credit Amount Requested

Federal \$1,178,846

State        State Farmworker Credit? No

### D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

### E. Housing Type Selection

Large Family If Special Needs housing, enter number of Special Needs units:       

(Note: Housing Type is used to establish operating expense minimums under regulation section 10327(g)(1))

### F. Geographic Area (Reg. Section 10315(i))

Please select the project's geographic area:

City of Los Angeles

## II. APPLICATION - SECTION 3: APPLICANT INFORMATION

### A. Identify TCAC Applicant

Applicant is the current owner and will retain ownership:	Yes
Applicant will be or is a general partner in the to be formed or formed final ownership entity:	N/A
Applicant is the project developer and will be part of the final ownership entity for the project:	N/A
Applicant is the project developer and will not be part of the final ownership entity for the project:	N/A

### B. TCAC Applicant Contact Information

Applicant Name:	Villa Del Sol Apartments, LP
Street Address:	1015 Fillmore St. PMB 31735
City:	San Francisco State: CA Zip Code: 94115
Contact Person:	Stephen Ho
Phone:	778-373-5505 Ext.: Fax:
Email:	stephen@spiraequitypartners.com

C. Legal Status of Applicant:	Limited Partnership	Parent Company:	Spira Villa Del Sol, LP
If Other, Specify:	N/A		

### D. General Partner(s) Information (post-closing GPs):

D(1) General Partner Name:	Spira Villa Del Sol, LP	Administrative GP
Street Address:	1015 Fillmore St. PMB 31735	OWNERSHIP
City:	San Francisco State: CA Zip Code: 94115	INTEREST (%):
Contact Person:	Stephen Ho	0.009
Phone:	778-373-5505 Ext.: Fax:	
Email:	stephen@spiraequitypartners.com	
Nonprofit/For Profit:	For Profit	Parent Company: Spira Villa Del Sol, LLC

D(2) General Partner Name:*	FFAH V Villa Del Sol, LLC	Managing GP
Street Address:	384 Forest Avenue, Suite 14	OWNERSHIP
City:	Laguna Beach State: Zip Code:	INTEREST (%):
Contact Person:	Jason Acosta	0.001
Phone:	949-715-8493 Ext.: Fax:	
Email:	jason@ffah.org	
Nonprofit/For Profit:	Nonprofit	Parent Company: Foundation for Affordable Housing

D(3) General Partner Name:	N/A	(select one)
Street Address:		OWNERSHIP
City:	State: Zip Code:	INTEREST (%):
Contact Person:		
Phone:	Ext.: Fax:	
Email:		
Nonprofit/For Profit:	(select one)	Parent Company:

### E. General Partner(s) or Principal Owner(s) Type Joint Venture

### F. Status of Ownership Entity

currently exists If to be formed, enter date: N/A

\*(Federal I.D. No. must be obtained prior to submitting carryover allocation package)

\*If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient

**G. Contact Person During Application Process**

Company Name:	Spira Villa Del Sol, LP		
Street Address:	1015 Fillmore St. PMB 31735		
City:	San Francisco	State: CA	Zip Code: 94115
Contact Person:	Stephen Ho		
Phone:	778-373-5505	Ext.:	Fax:
Email:	stephen@spiraequitypartners.com		
Participatory Role:	Administrative GP		

(e.g., General Partner, Consultant, etc.)

## II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

### A. Indicate and List All Development Team Members

Developer: Spira Villa Del Sol, LP  
 Address: 1015 Fillmore St. PMB 31735  
 City, State, Zip: San Francisco, CA 94115  
 Contact Person: Stephen Ho  
 Phone: 778-373-5505 Ext.:   
 Fax:   
 Email: stephen@spiraequitypartners.com

Attorney: Carle Mackie Power & Ross LLP  
 Address: 100 B Street, Suite 400  
 City, State, Zip: Santa Rosa, CA, 95401  
 Contact Person: Jason C. Vargelis  
 Phone: (707) 526-4200 Ext.:   
 Fax: (707) 526-4707  
 Email: jvargelis@cmprlaw.com

Tax Professional: Novogradac & Company LLP  
 Address: 1300 114th Avenue SE  
 City, State, Zip: Bellevue, WA 98004  
 Contact Person: Thomas Stagg  
 Phone: (425) 453-5783 Ext.: 2401  
 Fax:   
 Email: thomas.stagg@novoco.com

CPA: Novogradac & Company LLP  
 Address: 1300 114th Avenue SE  
 City, State, Zip: Bellevue, WA 98004  
 Contact Person: Thomas Stagg  
 Phone: (425) 453-5783 Ext.: 2401  
 Fax:   
 Email: thomas.stagg@novoco.com

Consultant: Novogradac & Company LLP  
 Address: 1300 114th Avenue SE  
 City, State, Zip: Bellevue, WA 98004  
 Contact Person: Thomas Stagg  
 Phone: (425) 453-5783 Ext.: 2401  
 Fax:   
 Email: thomas.stagg@novoco.com

Appraiser: Novogradac & Company LLP  
 Address: 6700 Antioch Road, Suite 450  
 City, State, Zip: Merriam, KS 66204  
 Contact Person: Rebecca Arthur  
 Phone: (913) 677-4600 Ext.: 1515  
 Fax:   
 Email: rebecca.arthur@novoco.com

Architect: Basis Architecture and Consulting,  
 Address: 2130 4th Street, Suite B  
 City, State, Zip: San Rafael, CA, 94901  
 Contact Person: Charles Pick  
 Phone: (415) 457-6035 Ext.:   
 Fax:   
 Email: cpick@basisarch.com

General Contractor: MFIB CA, LLC dba MFRG-ICON C  
 Address: 15721 N. Greenway-Hayden Loop,  
 City, State, Zip: Scottsdale, AZ 85260  
 Contact Person: Justin Krueger  
 Phone: (310) 450-5661 Ext.:   
 Fax:   
 Email: jkrueger@mfrg-icon.com

Energy Consultant: Partner Energy, Inc.  
 Address: 680 Knox St., Suite 150  
 City, State, Zip: Los Angeles, CA 90502  
 Contact Person: Molly Coon  
 Phone: (310) 220-6274 Ext.:   
 Fax: (310) 862-2399  
 Email: mcoon@ptrenergy.com

Investor: CREA LLC  
 Address: 12396 World Trade Dr Ste 218  
 City, State, Zip: San Diego, CA 92128  
 Contact Person: Richard Shea  
 Phone: (858) 386-5199 Ext.:   
 Fax:   
 Email: rshea@creallc.com

Market Analyst: Novogradac & Company LLP  
 Address: 6700 Antioch Road, Suite 450  
 City, State, Zip: Merriam, KS 66204  
 Contact Person: Rebecca Arthur  
 Phone: (913) 677-4600 Ext.: 1515  
 Fax:   
 Email: rebecca.arthur@novoco.com

CNA Consultant: Partner Engineering and Science, I  
 Address: 2154 Torrance Boulevard, Suite 20  
 City, State, Zip: Torrance, CA 90501  
 Contact Person: Jenny Redlin  
 Phone: (310) 765-7243 Ext.:   
 Fax:   
 Email: jredlin@partneresi.com



Bond Issuer: California Statewide Communities  
Address: 1700 North Broadway, Suite 405  
City, State, Zip: Walnut Creek, CA 94596  
Contact Person: Jon Penkower  
Phone: 925-476-5887 Ext.:  
Fax: 925-391-3590  
Email: jpenkower@cscda.org

Prop. Mgmt. Co.: Aperto Property Management, Inc.  
Address: 2 Venture, Suite 515  
City, State, Zip: Irvine, CA 92618  
Contact Person: Ed Quigley  
Phone: (949) 873-0160 Ext.:  
Fax:  
Email: equigley@apertopm.com

2nd Prop. Mgmt. Co.: N/A  
Address:  
City, State, Zip:  
Contact Person:  
Phone: Ext.:  
Fax:  
Email:

## II. APPLICATION - SECTION 5: PROJECT INFORMATION

### A. Type of Credit Requested

New Construction	N/A	If yes, will demolition of an existing structure be involved?	N/A
(may include Adaptive Reuse)		If yes, will relocation of existing tenants be involved?	N/A
Rehabilitation-Only	N/A	Is this an Adaptive Reuse project?	N/A
Acquisition & Rehabilitation	Yes	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

### B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? Yes

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Acquisition basis is established using: Appraisal

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? N/A

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	50	No. of Existing Buildings	17
No. of Occupied Buildings	17	No. of Existing Units	103
No. of Stories	2		
Current Use:	Low income housing		

### Resyndication Projects

Current/original TCAC ID: TCAC # CA - 2005 - 905 TCAC # CA -      -     

First year of credit: 2006

Are Transfer Event provisions applicable? See questionnaire on TCAC website. Yes

Is the project currently under a Capital Needs Agreement with TCAC? Yes

If so, has the Short Term Work been completed? No

See Checklist, Tab 8 for documentation requirements.

Is the project subject to hold harmless rent limits? N/A

If yes, see page 18 and Checklist, Tab 8.

### C. Purchase Information

Name of Seller:	FFAH Villa Del Sol, LLC	Signatory of Seller:	Darrin Willard
Seller Principal:	Foundation for Affordable Housing, Inc.	Seller Principal:	
Title:	President	Title:	
Seller Address:	384 Forest Avenue, Suite 14	Laguna Beach, CA 92651	
Date of Purchase Contract or Option:	6/1/2020	Purchased from Affiliate:	No
Expiration Date of Option:	4/30/2023	If yes, broker fee amount to affiliate?	
Purchase Price:	\$22,701,000	Expected escrow closing date:	01/01/21
Phone:		Historical Property/Site:	No
Holding Costs per Month:		Total Projected Holding Costs:	
Real Estate Tax Rate:		Purchase price over appraisal	
Amount of SOFT perm financing covering the excess purchase price over appraised value			

### D. Project, Land, Building and Unit Information

Project Type:	One or Two Story Garden		
Two or More Story With an Elevator:	N/A	if yes, enter number of stories:	
Two or More Story Without an Elevator:	Yes	if yes, enter number of stories:	2
One or More Levels of Subterranean Parking:	N/A		
Other:	(specify here)		

E. **Land**            x            Feet or 5.01 Acres 218,445 Square Feet **Density:** 20.54  
 If irregular, specify measurements in feet, acres, and square feet:

F. **Building Information**

Total Number of Buildings: 17 Residential Buildings: 17  
 Community Buildings:            Commercial/ Retail Space: N/A

If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units?

No

If yes, are any of the units to be occupied by the owner or  
 a person related to the owner (IRC Sec. 42(i)(3)(c))?

N/A

G. **Project Unit Number and Square Footage**

Total number of units:	103
Total number of non-Tax Credit Units (i.e. market rate units) (excluding managers' units):	
Total number of units (excluding managers' units):	102
Total number of Low Income Units:	102
Ratio of Low Income Units to total units (excluding managers' units):	100.00%
Total square footage of all residential units (excluding managers' units):	89,660
Total square footage of Low Income Units:	89,660
Ratio of low-income residential to total residential square footage (excluding managers' units):	100.00%
Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100.00%
Total interior amenity space square footage (TCAC Regulation Section 10325(g)(1)):	
Total commercial/ retail space square footage:	
Total common area square footage (including managers' units):	12,990
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
<b>*Total square footage of all project structures</b> (excluding commercial/retail):	102,650

\*equals: "total square footage of all residential units" + "total interior amenity space square footage" + "total common area square footage" + "total parking structure square footage")

**Total Project Cost per Unit**

\$362,768

**Total Residential Project Cost per Unit**

\$362,768

**Total Eligible Basis per Unit**

\$322,492

#### H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	N/A
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Family Reunification	N/A
Other:	N/A
Units with tenants qualifying as two or more of the above (explain):	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

## II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

### A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	N/A	N/A	N/A
NEPA	N/A	N/A	N/A
Toxic Report	N/A	N/A	N/A
Soils Report	N/A	N/A	N/A
Coastal Commission Approval	N/A	N/A	N/A
Article 34 of State Constitution	N/A	N/A	N/A
Site Plan	N/A	N/A	N/A
Conditional Use Permit Approved or Required	N/A	N/A	N/A
Variance Approved or Required	N/A	N/A	N/A
Other Discretionary Reviews and Approvals	N/A	N/A	N/A

	Project and Site Information	
Current Land Use Designation	Multi-family	
Current Zoning and Maximum Density	R3-1-CUGU (existing)	
Proposed Zoning and Maximum Density	R3-1-CUGU (existing)	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements		
Required Parking Ratio	1 parking space for <3BR units, 1.5 parking space for 3BR units	

**B. Development Timetable**

		Actual or Scheduled		
		Month	/	Year
<b>SITE</b>	Environmental Review Completed	N/A	/	
	Site Acquired	1	/	2021
<b>LOCAL PERMITS</b>	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	N/A	/	
	Grading Permit	N/A	/	
	Building Permit	11	/	2020
<b>CONSTRUCTION FINANCING</b>	Loan Application	N/A	/	
	Enforceable Commitment	5	/	2020
	Closing and Disbursement	1	/	2021
<b>PERMANENT FINANCING</b>	Loan Application	N/A	/	
	Enforceable Commitment	5	/	2020
	Closing and Disbursement	3	/	2022
<b>OTHER LOANS AND GRANTS</b>	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	1	/	2021
	Construction Start	1	/	2021
	Construction Completion	1	/	2022
	Placed In Service	1	/	2022
	Occupancy of All Low-Income Units	1	/	2022

### III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

#### A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Fixed/Variable	Amount of Funds
1) Freddie Mac Tax-Exempt Loan - Perm.	192	3.040%	Fixed	\$15,750,000
2) Freddie Mac Tax-Exempt Loan - Const	30	0.650%	Fixed	\$3,750,000
3) Freddie Mac Taxable Loan	192	3.40%	Fixed	\$3,250,000
4) Cash Flow From Operations	N/A	N/A	N/A	\$944,440
5) Short Term Work Reserve	N/A	N/A	N/A	\$97,295
6) GP Equity	N/A	N/A	N/A	\$847,237
7) GP Note	24	4.00%	Fixed	\$3,176,340
8) Deferred Developer Fee	N/A	N/A	N/A	\$3,950,876
9) Investor Tax Credit Equity	N/A	N/A	N/A	\$5,598,903
10)			(select)	
11)			(select)	
12)			(select)	
<b>Total Funds For Construction:</b>				<b>\$37,365,091</b>

1) Lender/Source: Freddie Mac Tax-Exempt Loan - Perm  
 Street Address: 299 Park Avenue  
 City: New York, NY 10171  
 Contact Name: Evan Williams  
 Phone Number: (646) 231-9598 Ext.:  
 Type of Financing: Tax-Exempt Loan - Perm  
 Variable Rate Index (if applicable): N/A  
 Is the Lender/Source Committed? Yes

2) Lender/Source: Freddie Mac Tax-Exempt Loan - Cons  
 Street Address: 1401 Lawrence Street, Suite 900  
 City: Denver, CO 80202  
 Contact Name: Brad Edgar  
 Phone Number: (303) 291-5263 Ext.:  
 Type of Financing: Tax-Exempt Loan - Constr  
 Variable Rate Index (if applicable): N/A  
 Is the Lender/Source Committed? Yes

3) Lender/Source: Freddie Mac Taxable Loan  
 Street Address: 299 Park Avenue  
 City: New York, NY 10171  
 Contact Name: Evan Williams  
 Phone Number: (646) 231-9598 Ext.:  
 Type of Financing: Taxable Loan  
 Is the Lender/Source Committed? Yes

4) Lender/Source: Cash Flow From Operations  
 Street Address: 1015 Fillmore St. PMB 31735  
 City: San Francisco, CA 94115  
 Contact Name: Stephen Ho  
 Phone Number: 778-373-5505 Ext.:  
 Type of Financing: Cash Flow from Operations  
 Is the Lender/Source Committed? Yes

5) Lender/Source: Short Term Work Reserve  
 Street Address: 1015 Fillmore St. PMB 31735  
 City: San Francisco, CA 94115  
 Contact Name: Stephen Ho  
 Phone Number: 778-373-5505 Ext.:  
 Type of Financing: Short Term Work Reserve  
 Is the Lender/Source Committed? Yes

6) Lender/Source: GP Equity  
 Street Address: 1015 Fillmore St. PMB 31735  
 City: San Francisco, CA 94115  
 Contact Name: Stephen Ho  
 Phone Number: 778-373-5505 Ext.:  
 Type of Financing: GP Equity  
 Is the Lender/Source Committed? Yes

7) Lender/Source: GP Note  
Street Address: 1015 Fillmore St. PMB 31735  
City: San Francisco, CA 94115  
Contact Name: Stephen Ho  
Phone Number: 778-373-5505 Ext.:  
Type of Financing: GP Note  
Is the Lender/Source Committed? Yes

9) Lender/Source: Investor Tax Credit Equity  
Street Address: 12396 World Trade Dr Ste 218  
City: San Diego, CA 92128  
Contact Name: Richard Shea  
Phone Number: (858) 386-5199 Ext.:  
Type of Financing: Tax Credit Equity  
Is the Lender/Source Committed? Yes

11) Lender/Source:  
Street Address:  
City:  
Contact Name:  
Phone Number: Ext.:  
Type of Financing:  
Is the Lender/Source Committed? No

8) Lender/Source: Deferred Developer Fee  
Street Address: 1015 Fillmore St. PMB 31735  
City: San Francisco, CA 94115  
Contact Name: Stephen Ho  
Phone Number: 778-373-5505 Ext.:  
Type of Financing: Deferred Developer Fee  
Is the Lender/Source Committed? Yes

10) Lender/Source:  
Street Address:  
City:  
Contact Name:  
Phone Number: Ext.:  
Type of Financing:  
Is the Lender/Source Committed? No

12) Lender/Source:  
Street Address:  
City:  
Contact Name:  
Phone Number: Ext.:  
Type of Financing:  
Is the Lender/Source Committed? No



### III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

#### A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Freddie Mac Tax-Exempt Loan	192	3.040%		\$680,955	\$15,750,000
2) Freddie Mac Taxable Loan	192	3.400%		\$320,390	\$7,000,000
3) Cash Flow From Operations	N/A	N/A		N/A	\$944,440
4) Short Term Work Reserve	N/A	N/A		N/A	\$97,295
5) GP Equity	N/A	N/A		N/A	\$847,237
6) Solar Tax Credit Equity	N/A	N/A		N/A	\$49,696
7) Deferred Developer Fee	N/A	5.00%	Deferred	N/A	\$1,478,618
8)					
9)					
10)					
11)					
12)					
<b>Total Permanent Financing:</b>					<b>\$26,167,286</b>
<b>Total Tax Credit Equity:</b>					<b>\$11,197,805</b>
<b>Total Sources of Project Funds:</b>					<b>\$37,365,091</b>

1) Lender/Source: Freddie Mac Tax-Exempt Loan  
 Street Address: 299 Park Avenue  
 City: New York, NY 10171  
 Contact Name: Evan Williams  
 Phone Number: (646) 231-9598 Ext.:  
 Type of Financing: Tax Exempt Loan  
 Is the Lender/Source Committed? Yes

2) Lender/Source: Freddie Mac Taxable Loan  
 Street Address: 299 Park Avenue  
 City: New York, NY 10171  
 Contact Name: Evan Williams  
 Phone Number: (646) 231-9598 Ext.:  
 Type of Financing: Taxable Loan  
 Is the Lender/Source Committed? Yes

3) Lender/Source: Cash Flow From Operations  
 Street Address: 1015 Fillmore St. PMB 31735  
 City: San Francisco, CA 94115  
 Contact Name: Stephen Ho  
 Phone Number: 778-373-5505 Ext.:  
 Type of Financing: Cash Flow From Operations  
 Is the Lender/Source Committed? Yes

4) Lender/Source: Short Term Work Reserve  
 Street Address: 1015 Fillmore St. PMB 31735  
 City: San Francisco, CA 94115  
 Contact Name: Stephen Ho  
 Phone Number: 778-373-5505 Ext.:  
 Type of Financing: Short Term Work Reserve  
 Is the Lender/Source Committed? Yes

5) Lender/Source: GP Equity  
 Street Address: 1015 Fillmore St. PMB 31735  
 City: San Francisco, CA 94115  
 Contact Name: Stephen Ho  
 Phone Number: 778-373-5505 Ext.:  
 Type of Financing: GP Equity  
 Is the Lender/Source Committed? Yes

6) Lender/Source: Solar Tax Credit Equity  
 Street Address: 12396 World Trade Dr Ste 218  
 City: San Diego, CA 92128  
 Contact Name: Richard Shea  
 Phone Number: (858) 386-5199 Ext.:  
 Type of Financing: Solar Tax Credit Equity  
 Is the Lender/Source Committed? Yes

7) Lender/Source: Deferred Developer Fee  
 Street Address: 1015 Fillmore St. PMB 31735  
 City: San Francisco, CA 94115  
 Contact Name: Stephen Ho  
 Phone Number: 778-373-5505 Ext.:  
 Type of Financing: Deferred Developer Fee  
 Is the Lender/Source Committed? Yes

8) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

9) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

10) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

11) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

12) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

## B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)):

Yes

CDLAC Allocation?

No

Date application was submitted to CDLAC (Reg. Section 10326(h)):

6/11/2020

Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)):

9/16/2020

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)):

1/1/2021

Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)):

0.540851513

Name of Bond Issuer (Reg. Section 10326(e)(1)):

California Statewide Communities Development

Will project have Credit Enhancement?

No

If Yes, identify the entity providing the Credit Enhancement:

Contact Person:

Phone:

Ext.:

What type of enhancement is being provided?

(select one)

(specify here)

### III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

#### A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Area Median Income	(h) % of Actual AMI
1 Bedroom	3	\$1,003	\$3,009	\$53	\$1,056	50%	50.0%
1 Bedroom	4	\$1,214	\$4,856	\$53	\$1,267	60%	60.0%
2 Bedrooms	7	\$1,200	\$8,400	\$67	\$1,267	50%	50.0%
2 Bedrooms	17	\$1,454	\$24,718	\$67	\$1,521	60%	60.0%
3 Bedrooms	7	\$1,327	\$9,289	\$80	\$1,407	50%	48.1%
3 Bedrooms	14	\$1,384	\$19,376	\$80	\$1,464	50%	50.0%
3 Bedrooms	50	\$1,677	\$83,850	\$80	\$1,757	60%	60.0%
<b>Total # Units:</b>	102	<b>Total:</b>	\$153,498		<b>Average:</b>	<b>57.0%</b>	

Is this a resyndication project using hold harmless rent limits in the above table?

N/A

These rents cannot exceed the federal set-aside current tax credit rent limits.

See TCAC Regulation Section 10327(g)(8).

**B. Manager Units**

State law requires an onsite manager's unit for projects with 16 or more residential units. TCAC Regulation Section 10326(g)(6) requires projects with at least 161 units to provide a second on-site manager's unit, with one additional for each 80 units beyond, up to 4 on-site manager units. Scattered site projects of 16 or more units must have at least one manager unit at each site consisting of 16 or more residential units.

Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working. See TCAC Regulation Section 10325(f)(7)(J) for details on the requirements for this option.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
3 Bedrooms	1		
<b>Total # Units:</b>	1	<b>Total:</b>	

No

Project with desk or security staff in lieu of on-site manager unit(s)  
See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

**C. Market Rate Units**

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
<b>Total # Units:</b>		<b>Total:</b>	

<b>Aggregate Monthly Rents For All Units:</b>	\$153,498
<b>Aggregate Annual Rents For All Units:</b>	\$1,841,976

**D. Rental Subsidy Income/Operating Subsidy**  
 Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	
Length of Contract (years):	
Expiration Date of Contract:	
<b>Total Projected Annual Rental Subsidy:</b>	

**E. Miscellaneous Income**

Annual Income from Laundry Facilities:	\$23,100
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: Misc charges	\$25,600
<b>Total Miscellaneous Income:</b>	\$48,700
<b>Total Annual Potential Gross Income:</b>	\$1,890,676

**F. Monthly Resident Utility Allowance by Unit Size**

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	( ) BR
Space Heating:		\$22	\$28	\$34		
Water Heating:						
Cooking:		\$4	\$6	\$7		
Lighting:						
Electricity:		\$19	\$24	\$30		
Water:*						
Other: Air Conditioning, Code Enfo		\$8	\$9	\$9		
<b>Total:</b>		\$53	\$67	\$80		

**\*PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.****Name of PHA or California Energy Commission Providing Utility Allowances:**

Housing Authority of the City of Los Angeles

See Regulation Section 10322(h)(21) for type of projects that are allowed to use CUAC.

**G. Annual Residential Operating Expenses****Administrative**

Advertising:	\$2,000
Legal:	\$5,200
Accounting/Audit:	\$8,500
Security:	\$36,000
Other: Office supplies & equipment, licenses, t	\$12,000
<b>Total Administrative:</b>	\$63,700

**Management**

<b>Total Management:</b>	\$49,300
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**Utilities**

Fuel:	\$2,400
Gas:	\$39,900
Electricity:	\$1,500
Water/Sewer:	\$88,700
<b>Total Utilities:</b>	\$132,500

**Payroll /  
Payroll Taxes**

On-site Manager:	\$46,800
Maintenance Personnel:	\$82,800
Other:	
<b>Total Payroll / Payroll Taxes:</b>	\$129,600
<b>Total Insurance:</b>	\$38,500

**Maintenance**

Painting:	\$10,000
Repairs:	\$15,000
Trash Removal:	\$31,300
Exterminating:	\$2,300
Grounds:	\$20,000
Elevator:	
Other: (specify here)	
<b>Total Maintenance:</b>	<b>\$78,600</b>

**Other Operating Expenses**

Other: (specify here)	
Other: (specify here)	
Other: (specify here)	
Other: (specify here)	
Other: (specify here)	
<b>Total Other Expenses:</b>	

**Total Expenses**

<b>Total Annual Residential Operating Expenses:</b>	<b>\$492,200</b>
<b>Total Number of Units in the Project:</b>	<b>103</b>
<b>Total Annual Operating Expenses Per Unit:</b>	<b>\$4,778</b>
<b>Total 3-Month Operating Reserve:</b>	<b>\$373,386</b>
<b>Total Annual Transit Pass / Internet Expense (site amenity election):</b>	<b>\$35,000</b>
<b>Total Annual Services Amenities Budget (from project expenses):</b>	<b>\$22,952</b>
<b>Total Annual Reserve for Replacement:</b>	<b>\$30,900</b>
<b>Total Annual Real Estate Taxes:</b>	<b>\$10,900</b>
<b>Other (Issuer Fee):</b>	<b>\$9,750</b>
<b>Other (Specify):</b>	

**H. Commercial Income\***

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
<b>Total Annual Commercial/Non-Residential Net Income:</b>	

\*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(15), (23); 10327(g)(7)).

### III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

#### A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) <b>NOT</b> lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$19,500,000
Taxable Bond Financing		Yes	\$7,000,000
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MIP		N/A	
MHSA		N/A	
MHP		N/A	
National Housing Trust Fund (HTF)		N/A	
Qualified Opportunity Zone Investment		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

#### B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:		Approval Date:	
Source:		Source:	
If Section 8:	(select one)	If Section 8:	(select one)
Percentage:		Percentage:	
Units Subsidized:		Units Subsidized:	
Amount Per Year:		Amount Per Year:	
Total Subsidy:		Total Subsidy:	
Term:		Term:	

#### C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

### III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

#### A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$293,352		
1 Bedroom	\$338,232	7	\$2,367,624
2 Bedrooms	\$408,000	24	\$9,792,000
3 Bedrooms	\$522,240	72	\$37,601,280
4+ Bedrooms	\$581,808		
<b>TOTAL UNITS:</b>		103	
<b>TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:</b>			<b>\$49,760,904</b>
		<b>Yes/No</b>	
<b>(a) Plus (+) 20% basis adjustment - Prevailing Wages</b> Adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s):		<input type="text" value="No"/>	
<b>Plus (+) 5% basis adjustment</b> For projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.		<input type="text" value="No"/>	
<b>(b) Plus (+) 7% basis adjustment - Parking (New Construction)</b> For new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		<input type="text" value="No"/>	
<b>(c) Plus (+) 2% basis adjustment - Daycare</b> For projects where a day care center is part of the development.		<input type="text" value="No"/>	
<b>(d) Plus (+) 2% basis adjustment - 100% Special Needs</b> For projects where 100 percent of the Low-Income Units are for Special Needs populations.		<input type="text" value="No"/>	
<b>(e) Plus (+) up to 10% basis adjustment - ITEM (e) Features</b> For projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the energy efficiency/resource conservation/indoor air quality items		<input type="text" value="No"/>	
<b>(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental mitigation</b> For projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: <input type="text" value="N/A"/>		<input type="text" value="No"/>	



(g)	<b>Plus (+) Local Development Impact Fees</b> Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. <b>WAIVED IMPACT FEES ARE INELIGIBLE.</b>	<input type="text" value="No"/>	
(h)	<b>Plus (+) 10% basis adjustment - Elevator</b> For projects wherein at least 95% of the project's upper floor units are serviced by an elevator.	<input type="text" value="No"/>	
(i)	<b>Plus (+) 10% basis adjustment - High Opportunity Area</b> For a project that is: (i) in a county that has an unadjusted 9% threshold basis limit for a 2-bedroom unit equal to or less than \$400,000; AND (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.	<input type="text" value="No"/>	
(j)	<b>Plus (+) 1% basis adjustment - 50%AMI to 36%AMI Units</b> For each 1% of project's Low-Income and Market Rate Units restricted between 36% and 50% of AMI. Rental Units: <input type="text" value="102"/> Total Rental Units @ 50% to 36% of AMI: <input type="text" value="31"/>	<input type="text" value="Yes"/>	\$14,928,271
(k)	<b>Plus (+) 2% basis adjustment - At or below 35%AMI Units.</b> For each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI. Rental Units: <input type="text" value="102"/> Total Rental Units @ 35% of AMI or Below: <input type="text"/>	<input type="text" value="No"/>	
<b>TOTAL ADJUSTED THRESHOLD BASIS LIMIT:</b>			<b>\$64,689,175</b>

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**ITEM (e) Features**

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**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.  
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be more energy efficient than 2019 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6) by at least 5, EDR points for energy efficiency alone (not counting solar); except that if the local department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2016 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigate only with reclaimed water, greywater, or rainwater (excluding water used for community gardens), or irrigate with reclaimed water, greywater, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less.  
Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 2%.
- N/A** 9 For new construction projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Freddie Mac Tax-Exempt Loan	2)Freddie Mac Taxable Loan	3)Cash Flow From Operations	4)Short Term Work Reserve	5)GP Equity	6)Solar Tax Credit Equity	7)Deferred Developer Fee	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
Land Cost or Value	\$2,837,625	\$2,837,625		\$2,837,625													\$2,837,625		
Demolition																			
Legal																			
Land Lease Rent Prepayment																			
Total Land Cost or Value	\$2,837,625	\$2,837,625		\$2,837,625													\$2,837,625		
Existing Improvements Value	\$19,863,375	\$19,863,375		\$4,113,375	\$15,750,000												\$19,863,375		\$19,863,375
Off-Site Improvements																			
Total Acquisition Cost	\$19,863,375	\$19,863,375		\$4,113,375	\$15,750,000												\$19,863,375		\$19,863,375
Total Land Cost / Acquisition Cost	\$22,701,000	\$22,701,000		\$6,951,000	\$15,750,000												\$22,701,000		
Predevelopment Interest/Holding Cost																			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work																			
Structures	\$6,437,500	\$6,437,500		\$1,450,857		\$4,042,111		\$97,295	\$847,237								\$6,437,500	\$6,437,500	
General Requirements	\$386,250	\$386,250				\$386,250											\$386,250	\$386,250	
Contractor Overhead	\$128,750	\$128,750				\$128,750											\$128,750	\$128,750	
Contractor Profit	\$386,250	\$386,250				\$386,250											\$386,250	\$386,250	
Prevailing Wages																			
General Liability Insurance	\$86,906	\$86,906					\$86,906										\$86,906	\$86,906	
Other: Performance Bond	\$74,031	\$74,031					\$74,031										\$74,031	\$74,031	
Total Rehabilitation Costs	\$7,499,687	\$7,499,687		\$1,450,857		\$4,943,361	\$160,937	\$97,295	\$847,237								\$7,499,687	\$7,499,687	
Total Relocation Expenses	\$135,000	\$135,000					\$135,000										\$135,000	\$135,000	
NEW CONSTRUCTION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total New Construction Costs																			
ARCHITECTURAL FEES																			
Design	\$207,450	\$207,450				\$207,450											\$207,450	\$207,450	
Supervision																			
Total Architectural Costs	\$207,450	\$207,450				\$207,450											\$207,450	\$207,450	
Total Survey & Engineering	\$4,600	\$4,600				\$4,600											\$4,600	\$4,600	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$613,700	\$613,700				\$613,700											\$613,700	\$184,110	
Origination Fee	\$227,500	\$227,500				\$227,500											\$227,500	\$68,250	
Credit Enhancement/Application Fee	\$27,250	\$27,250				\$27,250											\$27,250	\$8,175	
Bond Premium																			
Cost of Issuance																			
Title & Recording	\$23,000	\$23,000				\$23,000											\$23,000	\$20,125	
Taxes																			
Insurance																			
Other: (Specify)																			
Other: (Specify)																			
Total Construction Interest & Fees	\$891,450	\$891,450				\$891,450											\$891,450	\$280,660	
PERMANENT FINANCING																			
Loan Origination Fee																			
Credit Enhancement/Application Fee																			
Title & Recording																			
Taxes																			
Insurance																			
Other: (Specify)																			
Other: (Specify)																			
Total Permanent Financing Costs																			
Subtotals Forward	\$31,439,187	\$31,439,187		\$8,401,857	\$15,750,000	\$6,046,861	\$295,937	\$97,295	\$847,237								\$31,439,187	\$8,127,397	\$19,863,375
LEGAL FEES																			
Lender Legal Paid by Applicant	\$60,000	\$60,000					\$60,000										\$60,000	\$18,000	
Other: Other Legal	\$93,500	\$93,500					\$93,500										\$93,500	\$60,000	
Total Attorney Costs	\$153,500	\$153,500					\$153,500										\$153,500	\$78,000	

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Freddie Mac Tax-Exempt Loan	2)Freddie Mac Taxable Loan	3)Cash Flow From Operations	4)Short Term Work Reserve	5)GP Equity	6)Solar Tax Credit Equity	7)Deferred Developer Fee	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
RESERVES																			
Rent Reserves																			
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve																			
3-Month Operating Reserve	\$373,386	\$373,386		\$373,386													\$373,386		
Other: (Specify)																			
Total Reserve Costs	\$373,386	\$373,386		\$373,386													\$373,386		
CONTINGENCY COSTS																			
Construction Hard Cost Contingency	\$733,875	\$733,875.0				\$733,875											\$733,875	\$733,875	
Soft Cost Contingency	\$100,256	\$100,256				\$100,256											\$100,256	\$100,256	
Total Contingency Costs	\$834,131	\$834,131				\$834,131											\$834,131	\$834,131	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$55,000	\$55,000				\$55,000											\$55,000		
Environmental Audit	\$10,800	\$10,800					\$10,800										\$10,800	\$10,800	
Local Development Impact Fees																			
Permit Processing Fees	\$120,000	\$120,000				\$64,008	\$55,992										\$120,000	\$120,000	
Capital Fees																			
Marketing																			
Furnishings																			
Market Study	\$13,000	\$13,000					\$13,000										\$13,000	\$13,000	
Accounting/Reimbursables	\$53,000	\$53,000					\$53,000										\$53,000	\$18,000	
Appraisal Costs																			
Other: Services set up fee	\$1,500	\$1,500					\$1,500										\$1,500		
Other: Third party reports	\$43,360	\$43,360					\$43,360										\$43,360	\$43,360	
Other: Conduit issuance fees	\$142,500	\$142,500					\$142,500										\$142,500	\$42,750	
Other: Bond counsel and TEFRA	\$66,176	\$66,176					\$66,176										\$66,176	\$19,853	
Other: Transfer tax	\$108,675	\$108,675					\$108,675										\$108,675	\$95,091	
Total Other Costs	\$614,011	\$614,011				\$119,008	\$495,003										\$614,011	\$362,854	
SUBTOTAL PROJECT COST	\$33,414,215	\$33,414,215		\$8,775,243	\$15,750,000	\$7,000,000	\$944,440	\$97,295	\$847,237								\$33,414,215	\$9,402,382	\$19,863,375
DEVELOPER COSTS																			
Developer Overhead/Profit	\$3,950,876	\$3,950,876		\$2,422,562						\$49,696	\$1,478,618						\$3,950,876	\$1,269,321	\$2,681,555
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	\$3,950,876	\$3,950,876		\$2,422,562						\$49,696	\$1,478,618						\$3,950,876	\$1,269,321	\$2,681,555
TOTAL PROJECT COSTS	\$37,365,091	\$37,365,091		\$11,197,805	\$15,750,000	\$7,000,000	\$944,440	\$97,295	\$847,237	\$49,696	\$1,478,618						\$37,365,091	\$10,671,703	\$22,544,930
Note: Syndication Costs shall NOT be included as a project cost.																	Bridge Loan Expense During Construction:		
Calculate Maximum Developer Fee using the eligible basis subtotals.																	Total Eligible Basis:		
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:					11,197,805	15,750,000	7,000,000	944,440	97,295	847,237	49,696	1,478,618						\$10,671,703	\$22,544,930

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land). Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 105) matches that of Permanent Financing in the Application workbook (Row 108). The conditional formatting does NOT test for any regulatory threshold or feasibility requirements. Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)	
Organizational Fee	
Bridge Loan Fees/Exp.	
Legal Fees	
Consultant Fees	
Accountant Fees	
Tax Opinion	
Other	

CERTIFICATION BY OWNER:  
As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner	Date
Printed Name of Signatory	Title of Signatory

Total Syndication Costs

CERTIFICATION OF CPA/TAX PROFESSIONAL:  
As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

Signature of Project CPA/Tax Professional

Date

## V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

### V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

#### A. Determination of Eligible and Qualified Basis

Projects w/ building(s) located in DDA/QCT areas & Non-DDA/Non-QCT areas, bifurcate accordingly.

	30% PVC for New Const/ Rehabilitation DDA/QCT Building(s)	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)	30% PVC for Acquisition DDA/QCT Building(s)	30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)
<b>Total Eligible Basis:</b>	\$10,671,703		\$22,544,930	
<b>Ineligible Amounts</b>				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):	\$26,159			
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
<b>Total Ineligible Amounts:</b>	\$26,159			
<b>*Total Eligible Basis Amount Voluntarily Excluded:</b>				
<b>Total Basis Reduction:</b>	(\$26,159)			
<b>Total Requested Unadjusted Eligible Basis:</b>	\$10,645,544		\$22,544,930	
<b>Total Adjusted Threshold Basis Limit:</b>	\$64,689,175			
<b>**QCT or DDA Adjustment:</b>	130%	100%	100%	100%
<b>Total Adjusted Eligible Basis:</b>	\$13,839,207		\$22,544,930	
Applicable Fraction:	100%	100%	100%	100%
<b>Qualified Basis:</b>	\$13,839,207		\$22,544,930	
<b>Total Qualified Basis:</b>	\$36,384,137			

\*Voluntary exclusions of eligible basis should be made from rehabilitation eligible basis.

\*\*130% boost if the building(s) is/are located in a DDA or QCT, or Reg. Section 10317(d) as applicable.

(Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B)

#### B. Determination of Federal Credit

	New Const/ Rehab	Acquisition
<b>Qualified Basis:</b>	\$13,839,207	\$22,544,930
<b>***Applicable Percentage:</b>	3.24%	3.24%
<b>Subtotal Annual Federal Credit:</b>	\$448,390	\$730,456
<b>Total Combined Annual Federal Credit:</b>	\$1,178,846	

\*\*\*Applicants are required to use these percentages in calculating credit at the application stage.

## Federal Credit

### C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$37,365,091
Permanent Financing	\$26,167,286
Funding Gap	\$11,197,805
Federal Tax Credit Factor	\$0.94990

Federal tax credit factor must be at least \$1.00 for self-syndication projects or at least \$0.85 for all other projects.

Total Credits Necessary for Feasibility	\$11,788,460
Annual Federal Credit Necessary for Feasibility	\$1,178,846
Maximum Annual Federal Credits	\$1,178,846
Equity Raised From Federal Credit	\$11,197,805

Remaining Funding Gap

## \$500M State Credit

### D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis		
New construction or rehabilitation basis only;		
No acquisition basis except for At-Risk projects eligible for State Credit		
Factor Amount	30%	30%
Maximum Total State Credit		\$0

### E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	
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State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.79 for self-syndication projects; or at least \$0.70 for all other projects.

State Credit Necessary for Feasibility	
Maximum State Credit	
Equity Raised from State Credit	
Remaining Funding Gap	

## Ranking - \$500M State Credit Applications

### F. Ranking System for \$500M State Credit Applications

State Tax Credit per Tax Credit Unit	
Tax Credit Unit per State Tax Credit	#DIV/0!

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$1,841,976	\$1,888,025	\$1,935,226	\$1,983,607	\$2,033,197	\$2,084,027	\$2,136,127	\$2,189,531	\$2,244,269	\$2,300,376	\$2,357,885	\$2,416,832	\$2,477,253	\$2,539,184	\$2,602,664
Less Vacancy	5.00%	-92,099	-94,401	-96,761	-99,180	-101,660	-104,201	-106,806	-109,477	-112,213	-115,019	-117,894	-120,842	-123,863	-126,959	-130,133
Rental Subsidy	1.025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy	5.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Income	1.025	48,700	49,918	51,165	52,445	53,756	55,100	56,477	57,889	59,336	60,820	62,340	63,899	65,496	67,133	68,812
Less Vacancy	5.00%	-2,435	-2,496	-2,558	-2,622	-2,688	-2,755	-2,824	-2,894	-2,967	-3,041	-3,117	-3,195	-3,275	-3,357	-3,441
Total Revenue		\$1,796,142	\$1,841,046	\$1,887,072	\$1,934,249	\$1,982,605	\$2,032,170	\$2,082,974	\$2,135,049	\$2,188,425	\$2,243,135	\$2,299,214	\$2,356,694	\$2,415,612	\$2,476,002	\$2,537,902
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$63,700	\$65,930	\$68,237	\$70,625	\$73,097	\$75,656	\$78,304	\$81,044	\$83,881	\$86,817	\$89,855	\$93,000	\$96,255	\$99,624	\$103,111
Management		49,300	51,026	52,811	54,660	56,573	58,553	60,602	62,723	64,919	67,191	69,543	71,977	74,496	77,103	79,802
Utilities		132,500	137,138	141,937	146,905	152,047	157,368	162,876	168,577	174,477	180,584	186,904	193,446	200,217	207,224	214,477
Payroll & Payroll Taxes		129,600	134,136	138,831	143,690	148,719	153,924	159,311	164,887	170,658	176,631	182,814	189,212	195,834	202,689	209,783
Insurance		38,500	39,848	41,242	42,686	44,180	45,726	47,326	48,983	50,697	52,472	54,308	56,209	58,176	60,212	62,320
Maintenance		78,600	81,351	84,198	87,145	90,195	93,352	96,619	100,001	103,501	107,124	110,873	114,754	118,770	122,927	127,229
Other Operating Expenses (specify):		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses		\$492,200	\$509,427	\$527,257	\$545,711	\$564,811	\$584,579	\$605,039	\$626,216	\$648,133	\$670,818	\$694,297	\$718,597	\$743,748	\$769,779	\$796,721
Transit Pass/Tenant Internet Expen	1.035	35,000	36,225	37,493	38,805	40,163	41,569	43,024	44,530	46,088	47,701	49,371	51,099	52,887	54,738	56,654
Service Amenities	1.035	22,952	23,755	24,587	25,447	26,338	27,260	28,214	29,201	30,223	31,281	32,376	33,509	34,682	35,896	37,152
Replacement Reserve		30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900	30,900
Real Estate Taxes	1.020	10,900	11,118	11,340	11,567	11,799	12,034	12,275	12,521	12,771	13,027	13,287	13,553	13,824	14,100	14,382
Other (Issuer Fee):	1.000	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$601,702	\$621,175	\$641,327	\$662,181	\$683,761	\$706,092	\$729,202	\$753,118	\$777,866	\$803,477	\$829,981	\$857,408	\$885,791	\$915,164	\$945,560
Cash Flow Prior to Debt Service		\$1,194,440	\$1,219,870	\$1,245,745	\$1,272,068	\$1,298,844	\$1,326,078	\$1,353,772	\$1,381,931	\$1,410,559	\$1,439,658	\$1,469,233	\$1,499,286	\$1,529,820	\$1,560,838	\$1,592,342
MUST PAY DEBT SERVICE																
Freddie Mac Tax-Exempt Loan		680,955	680,955	680,955	680,955	680,955	680,955	680,955	680,955	680,955	680,955	680,955	680,955	680,955	680,955	680,955
Freddie Mac Taxable Loan		320,390	320,390	320,390	320,390	320,390	320,390	320,390	320,390	320,390	320,390	320,390	320,390	320,390	320,390	320,390
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345	\$1,001,345
Cash Flow After Debt Service		\$193,095	\$218,525	\$244,400	\$270,723	\$297,499	\$324,733	\$352,427	\$380,586	\$409,214	\$438,313	\$467,888	\$497,941	\$528,475	\$559,493	\$590,997
Percent of Gross Revenue		10.21%	11.28%	12.30%	13.30%	14.26%	15.18%	16.07%	16.93%	17.76%	18.56%	19.33%	20.07%	20.78%	21.47%	22.12%
25% Debt Service Test		19.28%	21.82%	24.41%	27.04%	29.71%	32.43%	35.20%	38.01%	40.87%	43.77%	46.73%	49.73%	52.78%	55.87%	59.02%
Debt Coverage Ratio		1.193	1.218	1.244	1.270	1.297	1.324	1.352	1.380	1.409	1.438	1.467	1.497	1.528	1.559	1.590
OTHER FEES**																
GP Partnership Management Fee																
LP Asset Management Fee																
Incentive Management Fee																
Total Other Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Remaining Cash Flow		\$193,095	\$218,525	\$244,400	\$270,723	\$297,499	\$324,733	\$352,427	\$380,586	\$409,214	\$438,313	\$467,888	\$497,941	\$528,475	\$559,493	\$590,997
Deferred Developer Fee**																
Residual or Soft Debt Payments**																

\*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

\*\*Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.